



Efficiency Apartment Affidavit

Permit # _____

Division of Zoning, Permitting & Inspections
Fauquier County Department of Community Development
29 Ashby Street, Suite 310, Warrenton, Virginia 20186

Building Phone: 347-8646
Facsimile: 347-2043

Section 3-301.3 of the Fauquier County Zoning Ordinance allows an accessory apartment unit occupied by no more than two people, called an Efficiency Apartment under the Ordinance, to be located on most residential properties subject to specific limitations set forth in Section 5-104 of the Ordinance. An efficiency apartment cannot be a freestanding dwelling; it must be located within another structure, such as over a garage or in the basement of the main dwelling. The size of the unit is limited to 600 gross square feet or 25% of the size of the main dwelling unit on the site, whichever is greater. No dwelling units other than the principal dwelling unit and the efficiency apartment will be allowed to be located on a property. Additional Zoning Ordinance requirements are set forth below. Please read the limitations carefully and provide the requested information. This form must be notarized. The staff at the Zoning, Permitting and Inspections counter are Notary Publics and can provide the notary service for this form.

In addition to being subject to other legal remedies, building a structure permitted under the Zoning Ordinance as an efficiency dwelling unit pursuant to the limitations set forth below and then utilizing it as a dwelling unit in violation of the limitations occupancy is a criminal violation pursuant to Section 13-602(1) of the Zoning Ordinance, a misdemeanor which, upon conviction thereof, shall be punished by a fine of not less than \$10 and not more than \$1,000. Each date that a violation continues shall be deemed a separate offense. Presentation of a false affidavit may also constitute violation of other state laws which may be punishable separately.

Print Owner(s) Name: _____ Phone: _____

Fauquier County Property Identification Number: _____

Size of Proposed Unit: _____ gross square feet Size of Main House: _____ gross square feet.

[Dimensioned floor plans must be submitted with this application to allow staff to verify compliance with size limitations.]

The undersigned property owner(s), having been first duly sworn, upon oath do hereby certify:

1. The undersigned is (are) the sole owner(s) and occupant(s) of a single family dwelling on the property referenced above.
2. The proposed efficiency apartment will not be occupied by more than two (2) persons.
3. The owner of the property will live on the property.

Affiant/Property Owner

Affiant/Property Owner

STATE OF VIRGINIA

COUNTY OF _____, TO WIT:

I, the undersigned Notary Public in and for the jurisdiction aforesaid do hereby certify that
_____, whose name(s) is (are) signed to the above Affidavit, did
acknowledge the same before me this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____